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C

**DavidJames**  
the estate agent

**Churchmoor Court, Arnold, Nottingham, NG5 8JA**

**£875 Per Calendar Month**





## About This Property

Welcome to this well-presented first floor maisonette in Arnold! Offering a private ground floor entrance, stairs lead to a bright hallway and into a spacious lounge/dining room, a kitchen equipped with appliances, two well-appointed bedrooms and a contemporary four-piece suite bathroom. Outside is a charming low maintenance front garden and a garage in a block to the rear. Situated within walking distance to Arnold's fantastic amenities, this property offers both comfort and convenience in a desirable location.

### TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 12 months

Furnishing: Unfurnished (with the exception of white goods and wardrobes/drawers in the bedrooms)

EPC Rating: C

Council Band: A

Pets: Not permitted

- Well-presented first floor maisonette
- Two well-appointed bedrooms
- Private ground floor entrance
- Spacious lounge/dining room
- Kitchen with appliances
- Modern four-piece suite bathroom
- UPVC double glazing, gas central heating
- Low maintenance front garden
- Garage in a block to the rear
- Within walking distance to Arnold's fantastic amenities



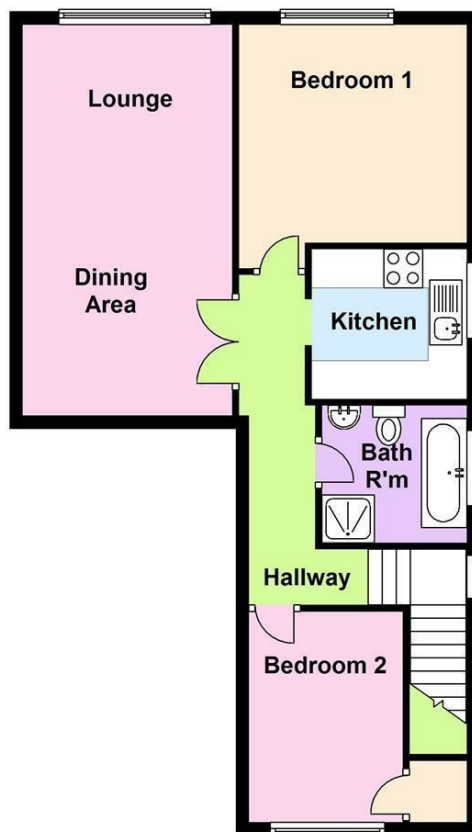






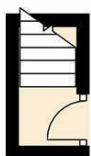
### First Floor

Approx. 62.6 sq. metres (673.8 sq. feet)

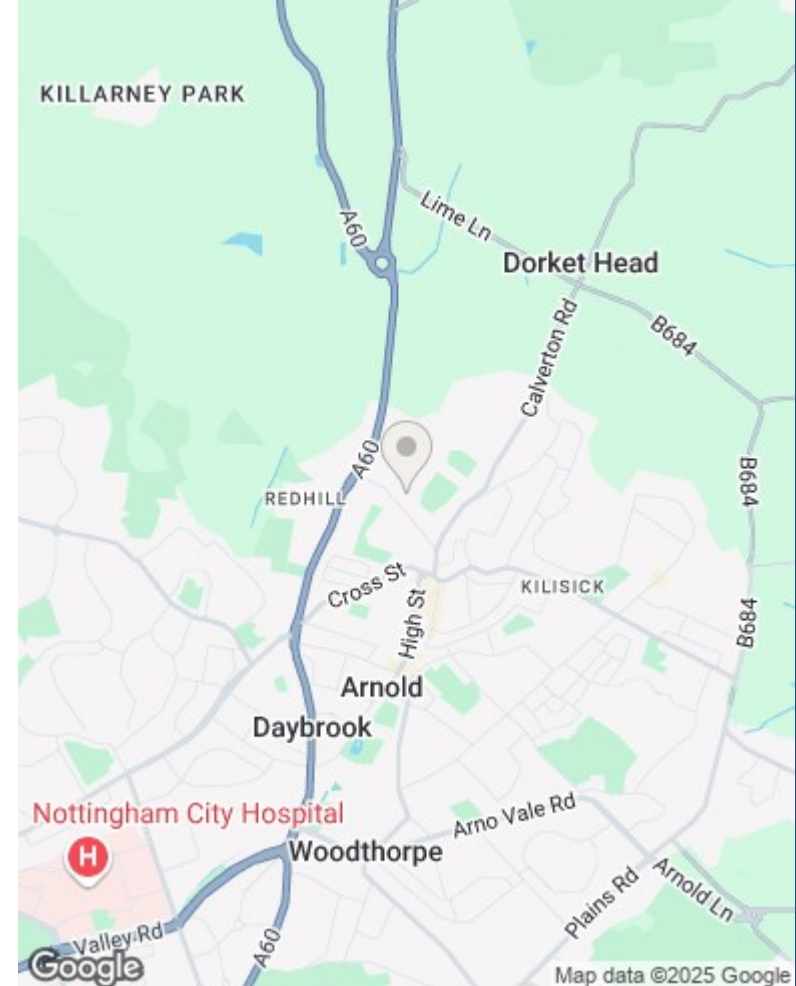


### Ground Floor

Approx. 1.6 sq. metres ( 17.6 sq. feet)



Total area: approx. 64.2 sq. metres (691.5 sq. feet)



**Council Tax Band: A**  
**Gedling Borough Council**

**DavidJames**  
the estate agent

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**PROTECTED**

**The Property  
Ombudsman**